

AGENDA

COUNCIL OF THE TOWN OF WARRENTON

Tuesday, March 14, 2006

7 p.m.

1. Call to order. Mayor George Fitch.
2. Invocation – Councilman John S. Lewis, Jr.
3. Citizens Time.
 - Presentation of Distinguished Budget Presentation Award to Joan M. Jackson.

Comments should not be directed to Public Hearing items.

Citizens wishing to address the Council should provide their name and residential address. Citizens' comments are limited to five (5) minutes unless a large number of citizens wish to address the Council, in which case, the time limit must be reduced to accommodate all who wish to address the Council.

4. Public Hearings.
 - a. Ordinance 2006-1, an Ordinance Amending Chapter 10, Entitled, "Speed Limits on Certain Streets, etc." Section 10-5(a) and Section 10-5(b) of the Code for the Town of Warrenton.
 - b. Ordinance 2006-2, an Ordinance Amending Chapter 3, Entitled "Animals and Fowl" of the Code of the Town of Warrenton, More Specifically, Chapter 3, Section 8, entitled "Accumulation, disposition, etc., of manure" and replacing said section with a new ordinance entitled, "Odors arising from the keeping of animals and fowl" (final draft to be provided).
 - c. **Sterling Court Rezoning ZMA #06-01, Habitat for Humanity.** A request to rezone the property at the end of Sterling Court, off Academy Hill Road, from R-10 Residential to R-6 Residential for the purpose of subdividing the land. The request would provide the opportunity for creating seven (7) lots with duplexes (14 units, subject to a Special Use Permit) on the 2.9129 acres parcel with a development density of 4.8 units per acre. The parcel is currently vacant and would require separate approval of the subdivision (GPIN #6984-63-8630). The Comprehensive Plan identifies the property as Medium Density Residential suggesting a density of up to 5.0 dwelling units per net acre.

- d. **Special Use Permit #06-02, Sterling Court Subdivision.** A request to allow the construction of fourteen (14) duplex units in the R-6 Residential District in accordance with Section 9-1.2 of the Zoning Ordinance. The property is located at the end of Sterling Court off of Academy Hill Road (GPIN #6984-63-8630) and subject to approval of rezoning to the R-6 District and separate subdivision authorization. The maximum density for duplex development in the R-6 District is 7.0 units per acre. The proposed development of the property into seven (7) duplex lots on 2.9129 acres would be 4.8 units per acre. Habitat for Humanity is the owner and developer proposing market-rate dwellings adjacent to the existing Edgemont Subdivision. The Comprehensive Plan identifies the property as Medium Density Residential up to 5.0 dwelling units per net acre.
- 5. Consent Agenda.
 - a. Approval of Council minutes of the regular meeting held on February 14, 2006 (to be provided).
 - b. Financial statement and staff reports and Board and Commission minutes.
 - 1) Financial statement for period ending February 28, 2006
 - 2) February statement of accounts paid.
 - 3) Miscellaneous staff reports.
 - c. Receive minutes of the December 21, 2005 meeting of the Planning Commission and January 24, 2006 meeting of the Architectural Review Board.
 - d. Consider approval of a Eucharistic Procession on Sunday, June 18, 2006.
 - e. **Public Improvement Bond Reduction – White’s Mill Subdivision.** Request for reduction of the Public Improvement Bond (No. SU 5005303) held for the development of the water and sanitary sewer infrastructure improvements associated with the White’s Mill Subdivision (SDP #04-09). This is an out-of-Town development where only the utilities are bonded with the Town. The original bond amount was \$866,329.83 and has not been previously reduced. The project has been inspected and is eligible for reduction to the requested amount of 20% of the original bond or \$173,265.97.

- f. Letter of Credit Reduction – Warrenton West Office Building.**
Request for reduction of the Letter of Credit (No. 0100618-01) held for development of the office building on Frost Avenue (SDP #03-14). The original bond amount was \$89,200.00 and this is the first request for reduction since the bond was placed on August 2004. The project has been inspected and is eligible for reduction to a 12 month Maintenance Bond of \$13,380.00 or 15.0% of the original bond, as requested.
 - g. Letters of Credit Reduction – Warrenton Center Expansion.** Request for the reduction of two (2) Letters of Credit held as surety for the construction of the shopping center expansion at Lee Highway and Branch Drive (SDP #03-10). This is a first request for the Erosion and Sediment Control Bond and a second request for the construction bond. The project has been inspected and found to be in accordance with the requirements of the ordinance. AS Maintenance Bonds are required of both improvements, they can be combined onto one bond upon approval. The bond reductions are requested as follows:

 - Erosion and Sediment Control bond (LOC #P001184; \$37,604.50) placed on March 25, 2004 and eligible to be reduced to a Maintenance Bond of 15% of the original or \$5,640.68.
 - Public Improvements bond (LOC #P001190; \$124,989.30) last reduced by Town Council on May 10, 2005 and eligible for further reduction to a Maintenance Bond of 15% of the original or \$35,408.41.
6. Unfinished Business.
- a. Adjustment of Zoning Boundary ZMA #05-03 – Carolyn Payne Property.** A request to amend the boundary line location at the rear of the Payne property on Sixth Street from CBD to R-6 Residential.
TABLED FROM JANUARY 10, 2006 MEETING.
7. New Business.
- a.** Consideration of appointment of member to the Planning Commission to fill an unexpired term expiring December 31, 2006.
 - b. Pennington Grove Subdivision – Final Plat #06-02.** Request for a subdivision of six (6) lots in addition to the existing dwelling at 330 Waterloo Street (GPIN #6984-05-9098, 6984-15-0097 and 6984-15-1368). The applicant is Waterloo Partners, LLC of Warrenton, Virginia.

- c. Consideration of resolution adding public streets to the VDOT Urban Maintenance System inventory. Edward B. Tucker, Jr., Director of Public Works/Utilities.
- 8. Reports and Communications.
 - a. Report from Town Attorney.
 - b. Report from Finance Committee.
 - c. Report from the Police Committee.
 - d. Report from the Public Information Committee.
 - e. Report from the Public Works Committee.
 - f. Report from the Utilities Committee.
 - g. Report from Planning District 9 Representative.
 - h. Report from Transportation Safety Commission.
 - i. Report from Economic Development Advisory Committee representative.
 - j. Report from Recreation Committee.
 - k. Report from Liaison Committee representative.
 - l. Report from the Parking Committee.
 - m. Report from the Town Manager.
- 9. Councilmembers' Time.
- 10. Adjourn meeting to March 23, 2006 at 7:00 p.m.